

UPPER LEVEL OFFICE SUITE | \$390,000



1513 RIVERSIDE AVENUE 1  
FORT COLLINS, CO 80524

FOR SALE

- Currently Dental Office Layout, Could Be Easily Converted to General Office or Other Uses
- Private Restrooms
- Additional Private Entrance with ADA accessibility
- Located in the Riverside Professional Arts

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 05.26.2026

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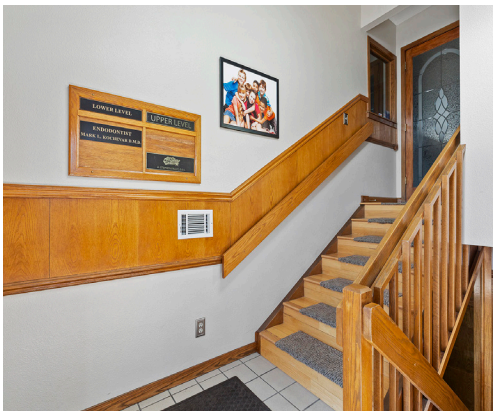
## LEASE OVERVIEW

<b>Sale Price:</b>	\$390,000
<b>Rentable SF:</b>	2,387 SF
<b>Air Space SF:</b>	2,361 SF
<b>2025 RE Taxes:</b>	\$8,570.01
<b>Zoning:</b>	E-Employment
<b>Year Built:</b>	1972
<b>Year Remodeled:</b>	1984, 2019 (partial)
<b>Market:</b>	Northern Colorado
<b>Sub Market:</b>	Fort Collins

## PROPERTY OVERVIEW

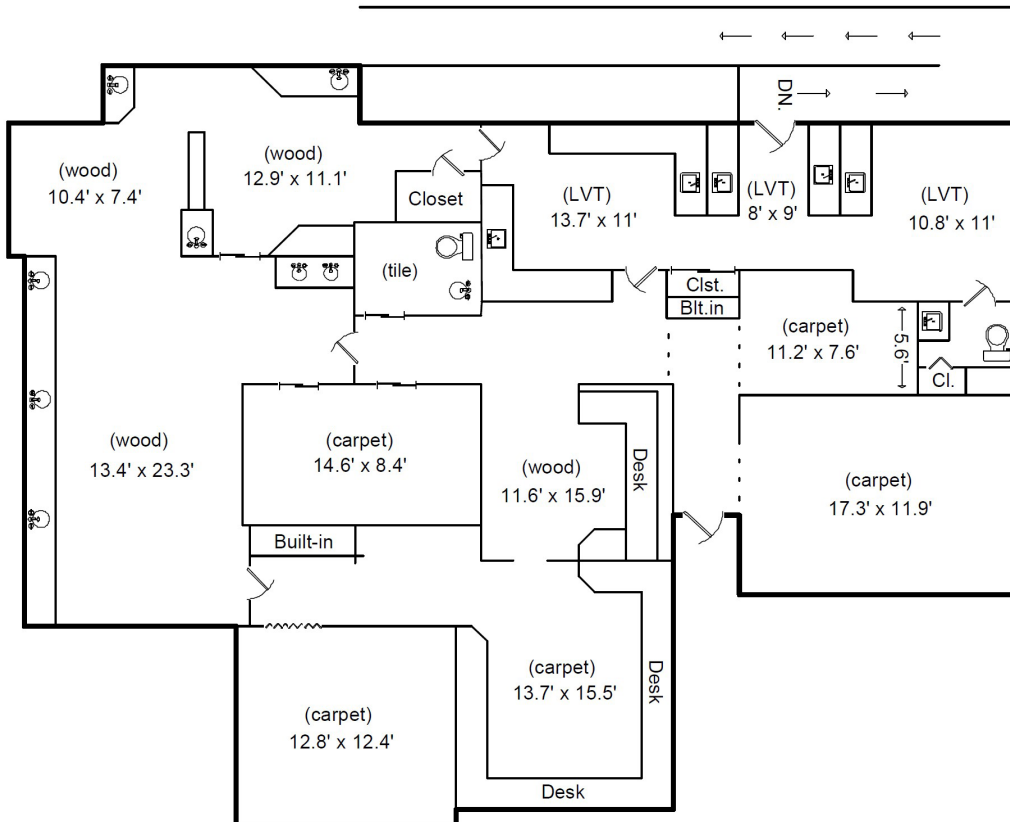
**Property:** Owner-user office suite available for sale in northeast Fort Collins. Located in the Professional Arts Building Condominiums, this upper level office suite boasts 2,387 rentable SF, and is currently laid out as a dental office, complete with procedure areas, a waiting room, reception area with built-in desk, a wet bar, private offices, and two private restrooms, and could easily be converted to general office or other uses. There is a second entrance to this unit via a ramp at the back of the building, providing ADA accessibility.

**Location:** Located on Riverside Avenue, east of Timberline Road, in between Prospect Road.



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